

Date: Aug 30, 2023

To: Stow Zoning Board of Appeals

From: Dan and Eva Barstow, 99 Pine Point Rd.

Re: Gary and Chris Nixon request for Special Permit
Continued from June 25 to Sep 11, 2023

Gary and Chris Nixon (98 Pine Point Rd) request a variance in the Required Setback to extend their bedroom and install a shed, on the West edge of their property, extending well into the required 25 ft. buffer. We oppose this, because their property is already over-crowded, and the proposed expansion will limit use of an existing parking area in that location.

The Nixons routinely park up to 4 large vehicles on Pine Point Rd in front of their home. Pine Point Rd is already a narrow street. Their trucks and cars impede traffic, and have caused problems when emergency and service vehicles need to get through. For years this has been a problem. No one else on Pine Point routinely parks their cars on the street.



As shown in the illustration, the Nixons can reduce their hazardous street parking, by using the driveway already in place where they want to do the extension. However, if they install the shed and extend the bedroom, it will remove at least one parking space, and those vehicles will have to park on the street, adding to the problem.

To put their request in context:

The Nixons never got a permit for the initial work extending the bedroom, and Stow had to shut down that work. They can't now claim that they simply want to finish work previously started.

This small lot (0.2 acres) already has two residences, and has no room to expand, in any direction.

As noted in their application, survey map, or unanimous report from the Stow Conservation Commission:

On the East side, their smaller house already extends 2 feet BEYOND their property line, onto a strip of land the Nixons don't own (Lot C - King).

On the lake side, they have multiple unlicensed docks, and an unlicensed deck.

On the North side, they still don't have a required Certificate of Compliance for the well and septic system they installed several years ago. The septic system has had a series of problems over the years.

This crowded property simply has no room to expand, in any direction.

For these reasons, the ZBA should deny this variance.